



457 Cleckheaton Road, Low Moor, Bradford, BD12 0HS

**** ATTENTION ALL BUYERS ** SOUGHT AFTER LOCATION ****

This MID TERRACE property is an ideal purchase for a variety of buyers. Briefly comprising through lounge dining area leading to a conservatory with solid roof allowing use ALL YEAR ROUND. Modern kitchen, three bedrooms, modern bathroom and LARGE LOFT SPACE complete the first floor. Good size gardens to the front, with a southerly aspect, and gardens with off road parking to the rear, overlooking playing fields. Further benefits include GCH & DG. Close to local amenities, walks through Victoria Park, Low Moor train station and motorway links. Viewing is strongly advised.

£170,000

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ENTRANCE HALLWAY

Stairs leading to first floor

THROUGH LOUNGE 22'2" x 10' max (6.76m x 3.05m max)

Good size reception area with patio doors to the front elevation leading to the decking area. Patio doors to rear leading to the conservatory. Feature fireplace

CONSERVATORY 9'1" x 6' (2.77m x 1.83m)

With solid roof and Velux windows

KITCHEN

Modern fitted kitchen with an array of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer.

FIRST FLOOR

Landing area with loft access

LOFT

Access via pull down ladder with light. A great space to convert (subject to permissions)

BEDROOM ONE 11' (3.35) x 8' (2.44) plus robes

Wall to wall fitted wardrobes

BEDROOM TWO 11' x 8' (3.35m x 2.44m)

Fitted bedroom furniture and pleasant outlook over playing fields

BEDROOM THREE 6' x 6'7" (1.83m x 2m)

Cupboard over stairhead

BATHROOM

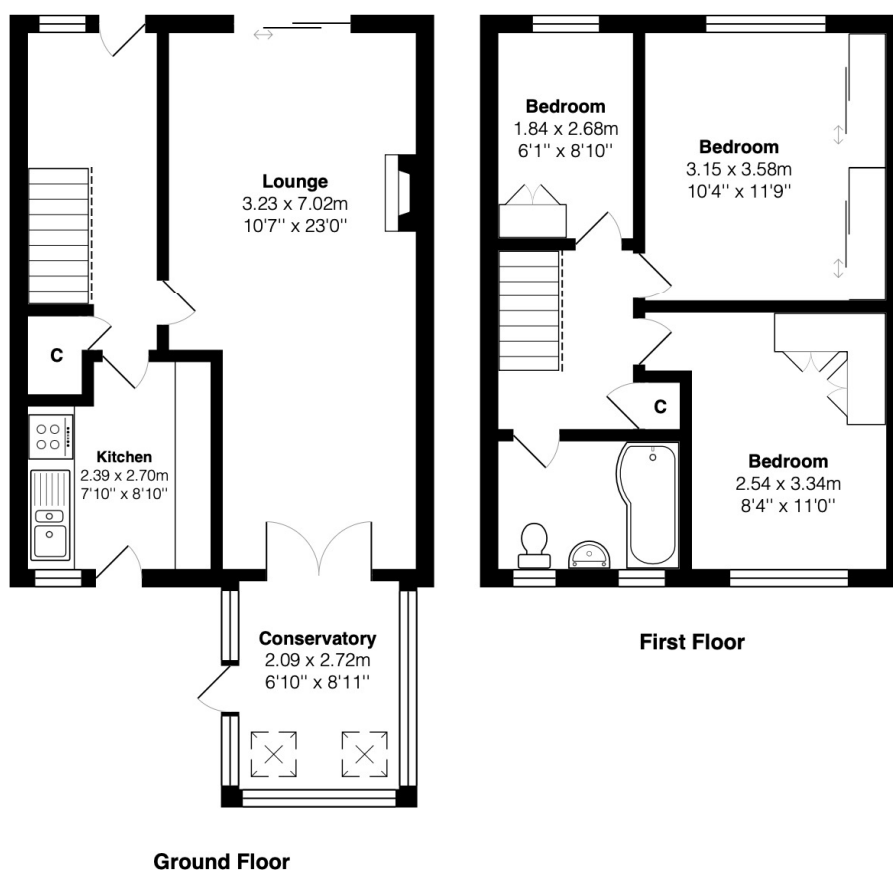
Modern Bathroom with double ended bath, shower over and screen, sink and w/c

OUTSIDE

Off road parking to the rear with garden space. Pleasant, enclosed south facing garden to the front mainly laid to lawn with decked seating area

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 77.3 m² ... 832 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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